018.0	0008	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,300 / 670,300
					USE VALUE:	670,300 / 670,300
					ASSESSED:	670,300 / 670,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOGAN DEREK A/EMILY S
Owner 2:	
Owner 3:	
Street 1:	46 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FAHEY JOSEPH F -
Owner 2:	-
Street 1:	46 COLONIAL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	168,000		502,300	670,300
Total Card	0.131	168,000		502,300	670,300
Total Parcel	0.131	168,000		502,300	670,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.40 /Parcel: 476.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0008-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	168,000	0	5,700.	502,300	670,300		Year end	12/23/2021
2021	101	FV	162,100	0	5,700.	502,300	664,400		Year End Roll	12/10/2020
2020	101	FV	162,100	0	5,700.	502,400	664,500	664,500	Year End Roll	12/18/2019
2019	101	FV	157,100	0	5,700.	650,100	807,200	807,200	Year End Roll	1/3/2019
2018	101	FV	123,700	0	5,700.	413,700	537,400	537,400	Year End Roll	12/20/2017
2017	101	FV	123,700	0	5,700.	378,200	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	123,700	0	5,700.	307,300	431,000	431,000	Year End	1/4/2016
2015	101	FV	123,100	0	5,700.	307,300	430,400	430,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1592

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY JOSEPH F	1322-4		8/23/2006		380,000	No	No		
	691-95		10/10/2003	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	578	Porch	8,000	C				
2/16/2017	163	Redo Bas	49,945	O				
6/17/2014	678	Heat App	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	Inspected	DGM	D Mann
11/1/2017	Inspected	BS	Barbara S
10/27/2017	MEAS&NOTICE	BS	Barbara S
6/25/2014	Info Fm Prmt	PC	PHIL C
5/5/2009	Measured	372	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

User Acct

13443

GIS Ref

GIS Ref

Insp Date

04/09/19

!1592!

PRINT

Date	Time
12/29/21	20:14:32

LAST REV

Date	Time
09/30/20	15:45:35
apro	

USER DEFINED

Prior Id # 1:	13443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	133.984
Other Features:	69994
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	228213
Depreciation:	60248
Depreciated Total:	167965

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

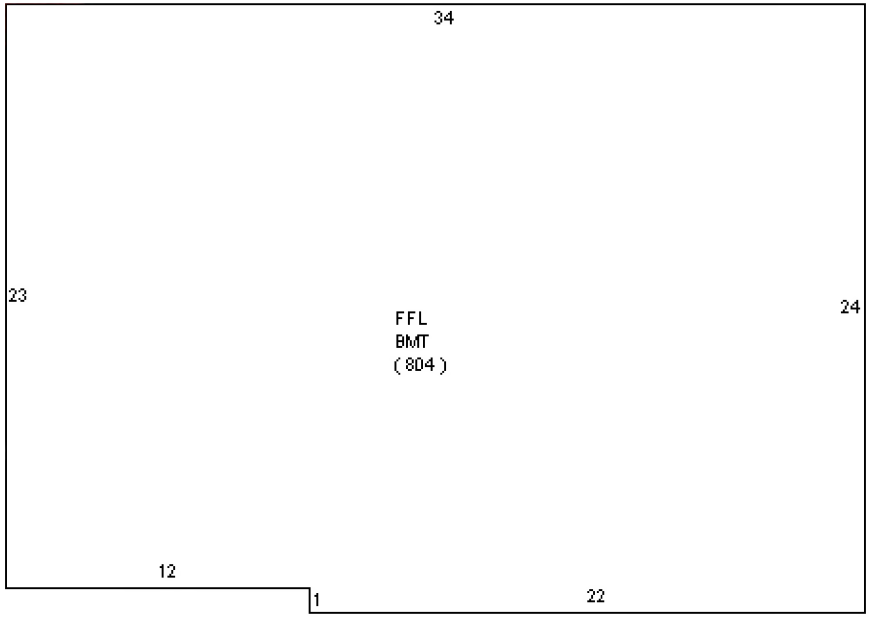
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.98
Special Features:	0	Val/Su Net:	104.48
Final Total:	168000	Val/Su SzAd	208.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	804	62.810	50,495
FFL	First Floor	804	133.980	107,723

Net Sketched Area:	1,608		Total:		158,218
Size Ad	804	Gross Area	1608	FinArea	1407

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0008-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	